

### 11-3-7-1: RAILROAD INDUSTRIAL (RI):

- A. District Intent: This zone district is established for the purpose of providing locations for those industrial land uses associated with the railroad that are consistent with and supportive of the goals of the Eastern Summit County general plan. This zone district is intended to provide industrial shipping and distribution opportunities along the railroad, where adequate services are generally available and the use is compatible with its surroundings. Typical manufacturing and processing industrial uses are not intended for the railroad industrial zone. The transfer and loading of hazardous materials is also prohibited. Railroad industrial uses are reviewed through the conditional use review process.
- B. Existing Legal Nonconforming Railroad Industrial Uses: Existing legal nonconforming railroad industrial uses not located within a railroad industrial zone district may continue and may be enlarged and/or expanded in accordance with section [11-6-2](#) of this title and the railroad industrial use criteria listed in subsection C of this section.
- C. Railroad Industrial Zone And Use Criteria: New railroad industrial uses shall not be established nor shall existing railroad industrial uses be expanded within the railroad industrial zone unless the use complies with all of the following criteria:
1. There is adequate off street parking and circulation areas and direct access to the property and rail line from a major roadway where heavy equipment or truck traffic will not travel through established residential neighborhoods.
  2. Public services are readily available to the property and can be provided at adequate levels to serve the demands of the railroad industrial use without negatively impacting the level of service to adjoining uses.
  3. The railroad industrial use is compatible and consistent with or supports other nearby uses and/or property conditions.
  4. The property does not contain sensitive lands that cannot be mitigated if negatively impacted by the railroad industrial use.
  5. The use shall be limited to only shipping and distribution associated with the railroad including agricultural, timber products, minerals and other similar materials.
  6. All dust and noise impacts of the use shall be reviewed and evaluated with the conditional use application and shall be in compliance with county, state and federal regulations.
  7. Any associated staging or storage area for the use shall be identified on the property and shall be buffered or screened from all public roadways or uses to the extent practical and reasonable.
  8. Railroad crossings shall be kept to a minimum and be located only where there is adequate sight distance of approaching trains. Improvements for railroad crossing safety shall be reviewed and evaluated with the conditional use application.
  9. A site plan, building architectural drawings and operational management plan will be required as part of any conditional use,

rezoning or expansion of a railroad industrial use to fully address potential impacts to neighboring uses or the community at large.

- D.Floor Area And Lot Coverage: Floor area and lot coverage requirements in the railroad industrial zones shall be dictated by off street parking, adequate circulation and other site design requirements and development standards. The maximum floor area or lot coverage shall not exceed sixty percent (60%) of the parcel.
- E.Lot Width: There shall be no requirement for lot width, provided all off street parking and circulation requirements can be satisfied.
- F.Setback Requirements: Minimum setbacks for railroad industrial uses shall be determined through the conditional use review process.
- G.Parking: Parking shall generally be located at the side or rear of railroad industrial buildings with only limited parking allowed at the front of the building between the roadway and the building.
- H.Building Height: Maximum building height shall be thirty feet (30') unless additional building height is required for the railroad industrial use and is approved by the fire district and is determined to be compatible with adjacent buildings and uses. In no case shall the building height exceed fifty feet (50'). (Ord. 553, 6-8-2005)